

## SAYS BAD HOUSING AIDS MAN'S THREE SCOURGES

Cause of Much Disease, Poverty and Crime, According to Tenement Commissioner.

The three great scourges of mankind, disease, poverty and crime, are largely due to bad housing, according to John J. Murphy, New York's tenement house commissioner, whose official task it is to study and remedy as far as possible improper housing conditions in New York city. Mr. Murphy, who is the only tenement house commissioner in the United States, attended the national housing conference in Minneapolis, and read a paper on housing conditions, based on his investigations in this and other large centers of population, in which he said:

"There can be no question that the three great scourges of mankind, disease, poverty and crime, are in a large measure due to bad housing in its broadest sense. Intemperance in many of its most repugnant forms may be traced to the fact that so many citizens are obliged to live in homes in which they can take neither pride nor comfort and which make the saloon seem desirable by contrast.

### Detrimental to Children.

"Bad housing is especially detrimental in its consequences to the children reared under its influence. In many cases the evil influences of environment can never be eradicated. The need for the erection of institutions for the blind and hospitals for the child victims of tuberculosis, spinal meningitis and other diseases of like character is greatly intensified by bad home conditions. The employes living in a house inadequately lighted and ventilated are unable to perform his task with proper energy and intelligence. Women contented to live in such houses develop tendencies to irritability, which frequently lead to family disruption. "Bad housing tends to increase the tax burdens of a community by requiring larger expenditures for remedial service, which might otherwise be eliminated. The lack of proper cleanliness and decency in the exterior and interior of houses tends to reduce the self-respect of the occupants. Note how eagerly the family which has even slightly improved its financial standing seeks buildings with more attractive exteriors and better decor. Rooms. It will also be found that as families descend in the social scale one of the plagues most keenly felt is the necessity for the occupancy of quarters in buildings whose general appearance indicates that they are occupied by the miserably poor.

### "Keeping Up Appearances."

"It may be said, therefore, that there is no plane of human existence in society which the housing question does not touch. There is no form of vice, crime, debility or shiftlessness which bad housing does not tend to nurture. "Keeping up appearances" its often decried, and deserves much of the reproach cast upon it when it simply means unwarranted extravagance to maintain a position which one's income does not justify, but among the poor it is an ever-present aid to the maintenance of self-respect and is to be encouraged rather than decried.

His campaign for the presidency the late Benjamin Harrison uttered an epigram which made him the target of much criticism. He said: 'A cheap coat makes a cheap man,' and this statement, which was intended to epitomize his views on the protective tariff, was twisted into meaning that people whose clothes were cheap were purchasable. This was not true, and it could be no more true that bad housing made bad citizens under all circumstances. But, next to an inadequate and, in consequence, poor housing, the most deleterious element in our civic life, sanitary reform of individuals. Bad housing further the fruitful nurseries of disease germs of all kinds, while at the same time creating a sense of resistance to their inroads."

### CAUSES OF DAMPENESS.

How They May Be Ascertained and Overcome.

The architect has at times to meet and overcome defects caused by dampness in walls. The first matter is to determine the cause. If this be removed the remaining trouble may or may not be left to time and the decorator. If the whole cause of the trouble, say the saloon, be simply moisture, it will dry out after its supply is cut off.

Among the most fertile sources of this simple kind of dampness in walls above ground are faulty roof gutters, leaky water or sewer pipes, and ineffective surface drainage. In rooms below ground surface the trouble may arise from any of the above causes or from subterranean springs or water-bearing strata. If practicable the outer face of the wall should be uncovered and a surface damp course laid against the wall, consisting either of some waterproof material or a belt of broken stone or pebbles, with a properly formed drain at its foot. If this be not practicable it may be necessary to line the wall inside with lath and plaster fixed on battens plugged to the wall. Where it is possible to induce a current of air to pass up between the vertical battens, that is, between the laths and the damp wall, the moisture is to a large extent removed and a fairly satisfactory remedy achieved. Sometimes a layer of rich cement is floated on the inner surface of the wall after the face has been properly prepared.

### Over the Phone.

From the Boston Transcript.  
"Hello! Is that you, Blank? Why, there's a report around town that you're dead."  
"Is that so? Well, call me up again if it's confirmed, will you?"

## A Home

Between Tilden and Upshur Sts.

This is an extremely attractive home in one of the best sections of Connecticut avenue extended; 9 large rooms and sleeping porch; oak floors, paneled dining room, two baths, hot-water heat, etc.

Lot 40x135 to suit.

OPEN EVERY DAY.

Thomas J. Fisher & Co., Inc.,

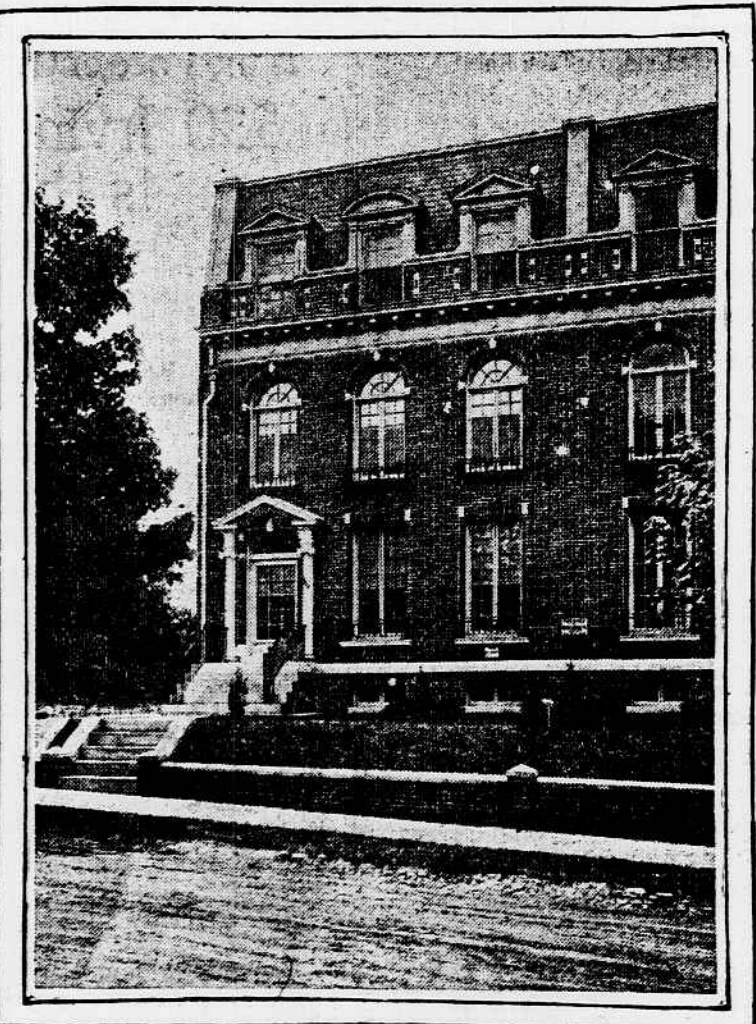
738 15th St. N.W.

## EXCAVATING FOR FOUNDATION FOR DEPARTMENT OF INTERIOR BUILDING.



TWO STEAM SHOVELS AND A LARGE FORCE OF MEN ARE HARD AT WORK THESE DAYS EXCAVATING FOR THE FOUNDATIONS OF THE DEPARTMENT OF INTERIOR BUILDING, WHICH IS TO BE BUILT ON THE SQUARE BOUNDED BY E AND F STREETS, 18TH AND 19TH STREETS NORTHWEST. THE DIRT WHICH IS EXCAVATED IS PLACED ON A TRAIN OF CARS AND CARRIED TO THE LINCOLN MEMORIAL, WHERE IT IS USED IN GRADING ABOUT THIS GREAT MONUMENT NOW UNDER COURSE OF CONSTRUCTION.

## BOUGHT BY MISS MARGARET S. FULLERTON.



NEW RESIDENCE AT 2326 CALIFORNIA STREET SOLD BY HARRY K. BOSS.

## PAYS \$15,000 FOR HOME RECENT SALES REPORTED

Miss Margaret S. Fullerton Buys Residence at 2326 California Street.

The Ohio and Kent Apartments Among Properties Sold by Brokers.

Announcement has been made of the purchase by Miss Margaret S. Fullerton of the new residence recently erected by Harry K. Boss at 2326 California street northwest. The sale was negotiated by Randall H. Hagner & Co., in connection with Boss & Phelps, Inc. The consideration was \$15,000. The house is of colonial design and contains eleven rooms and three baths. The lot is 25 1/2 feet wide and about ninety-eight feet deep. The property acquired by Miss Fullerton is one of two adjoining houses built by Mr. Boss.

### SALES INVOLVE \$27,000.

### Unimproved Properties in Northeast and Petworth Sections Change Hands

Among the transactions in unimproved properties which were recorded during the past week was the sale by George W. Barkman to Robert Wolfe of four lots on 7th street between L and M streets northeast, for \$13,000. Jacob S. Gruver bought twenty-one lots on 3d street in Petworth for a consideration of \$14,000.

The American mountain sheep are the greatest leapers in the world.

Recent real estate transactions were reported today by the New York Real Estate Brokers as follows:  
To E. O. Whitford, the northwest corner of 10th and G streets southwest, a lot containing about 11,000 square feet, for \$7,500. Mr. Whitford has improved this property by a substantial building. Mr. Whitford has also purchased No. 1239 7th street northwest as an investment, and is making extensive improvements.  
For Mrs. Naylor, lot on G street northwest between 18th and 19th, to James L. Karickhoff, \$3,500.  
For Miss Beaton, house No. 1815 G street northwest, \$5,500.  
Ten-acre farm at Silver Spring, Montgomery county, Md., to Corinne C. Anderson, \$8,500.  
For Mrs. Gordon, the Kent apartment house, to Alphonse Gouldman, consideration about \$18,000.  
For Mr. Gadsby, premises No. 1223 J street northwest, improved by a ten-room house, to an out-of-town purchaser for \$8,000.  
For Mr. Young, premises No. 2424 14th street northwest, to Aaron Sherman, \$5,250. Mr. Sherman will occupy this property for business purposes, after extensive improvements are made. The firm also exchanged for Lin-

## TO ASCERTAIN ACREAGE OF RECTANGULAR LOT

In order to simply work in finding the acreage in various plots of ground required in proposed interurban work, a Cincinnati civil engineer has worked out a table which shows at a glance the fraction of an acre in a given piece of space, says the Columbus Dispatch. By taking the dimensions of a lot and multiplying the figures, the number of square feet is obtained. By referring to the table it shows what fraction of an acre is involved. If a lot is 50 by 200 feet, there are 10,000 square feet. The table, which follows, shows that such an area contains .23 of an acre:

Hundredths of an acre.	Square Feet.	Hundredths of an acre.	Square Feet.
01	1,076.4	21	22,518
02	2,152.8	22	23,584
03	3,229.2	23	24,650
04	4,305.6	24	25,716
05	5,382.0	25	26,782
06	6,458.4	26	27,848
07	7,534.8	27	28,914
08	8,611.2	28	29,980
09	9,687.6	29	31,046
10	10,764.0	30	32,112
11	11,840.4	31	33,178
12	12,916.8	32	34,244
13	13,993.2	33	35,310
14	15,069.6	34	36,376
15	16,146.0	35	37,442
16	17,222.4	36	38,508
17	18,298.8	37	39,574
18	19,375.2	38	40,640
19	20,451.6	39	41,706
20	21,528.0	40	42,772
21	22,604.4	41	43,838
22	23,680.8	42	44,904
23	24,757.2	43	45,970
24	25,833.6	44	47,036
25	26,910.0	45	48,102
26	27,986.4	46	49,168
27	29,062.8	47	50,234
28	30,139.2	48	51,300
29	31,215.6	49	52,366
30	32,292.0	50	53,432

### MEDIAVAL MASONRY.

How Labor Conditions Brought About Use of Concrete.

What the ancients accomplished in the way of masonry construction is a topic of never-ending interest among those architecturally inclined, and in the course of a lecture delivered by Banister Fletcher not long since at the Victoria and Albert Museum in London there was presented a very graphic description of the evolution of the vault and supporting buttresses, which has thrown such a glorious mantle of fine roof-tracery and wall sculptures over the Gothic cathedrals of Europe. The weight of the building, which had

previously been distributed equally over supporting walls and columns, was now gathered up and brought down on to isolated supports and piers. This skillful design of medieval masonry contained thirty apartments. The apartment figured in the transaction at a valuation of about \$75,000, the brokers report.  
naus S. Savage, several pieces of property, valued at about \$40,000, taking in return the Ohio apartment house, on Meridian street northwest, owned by Christina Miller. The Ohio contains thirty apartments. The apartment figured in the transaction at a valuation of about \$75,000, the brokers report.  
Building became an experimental science of effectively balancing small stones on one another. Here we have the beginning of that thrust and counter-thrust which was so elaborately applied in the Gothic system, etc., which gave their counter-thrust to the outward thrust of the roof vault.  
The use of small stones introduced a new problem in vaulting. In the Roman method great stones superimposed upon one another were at rest and rigid; in the Gothic system the balance of small stones against one another produced a structure not at rest, but in equilibrium. Rigidity was replaced by elasticity. The old Roman building stood solid on the ground, the new Gothic structure soared lightly into the air. The pagan, Egyptian building, with its wonderful concrete dome and a single window, stands rigidly solid with its unbroken encircling wall. The Christian Cathedral of Rheims, in all its panoply of lacework pinnacles, statues of kings, triple portals and great stained-glass windows, soars upward in its original state, borne aloft by buttress and pier, but now alas, the fortune of the vault has been a battered semblance of its former self.  
From fifteen to fifty Brazil nuts grow in one seed vessel, which is as big as a man's head.

## WORK BEING COMPLETED ON MOUNT VERNON DRIVE

Government Boulevard Soon Will Be Thrown Open to the Public.

Work is nearing completion on the first section of the new government boulevard to Mount Vernon, and this new drive will be opened to the public within a week or ten days, it is stated. The finished portion leads from the Military road up to Virginia Highlands, and will open up a new suburban section little known heretofore. Among the late purchasers of property here are Representative Philip P. Campbell of Kansas, Gilson Gardner, Col. W. T. Chantland, Col. D. H. Boughton and Capt. H. A. White.

A large and attractive residence is just now being completed on Highland boulevard for Luther L. Pettus of the Army Medical School, Guilford R. White of the Potomac Electric Company has purchased the bungalow at the corner of Hume and Willow avenues. Virginia Highlands, which was vacant land four years ago, now is an attractive village of more than thirty houses. A new and enlarged water system has just been installed, and all preparations are being made for considerable building activity.

### Original, Anyway.

From the Boston Transcript.  
"What do you think of Dauber's landscapes?"  
"Well, nature certainly can't accuse him of plagiarism."

## Just Completed 5104 14th St. N.W. Hollow Tile and Stucco Detached House

On Lot 40x100 10 Rooms and 2 Full Tile Baths

DESCRIPTION—Large front (stone) and back double porches. First floor trimmed throughout in oak, with beamed ceilings in dining room and reception hall. Second and third floors trimmed throughout in enamel and mahogany. Every modern convenience. Electric lights, gas, open fireplaces and gas logs, combination gas and fireless cooker range.  
Location—Ideal, in Fourteenth Street Terrace, where homes are in great demand. On best car line service in Washington.  
This home must be seen to be appreciated. Take 14th st. car; get off at Gallatin st. Representative on premises.  
C. T. LACY, Owner and Builder, 493 G St. S.W. Phone Main 7072.

## An Opportunity Seldom Offered

Low-priced homes in a choice location Northwest, where there are no objectionable surroundings, where most of the houses are owned by the occupants.

### Just Completed

Nos. 703 to 721 Newton Street N.W., Between Georgia Avenue and New Hampshire Avenue.

Two Squares North of Park Road.

NO. 715 SAMPLE HOUSE.

Open and Lighted Until 9 O'Clock

Near 11th Street and Georgia Avenue car lines.

Only \$2,450 Each

Terms: \$200 or more cash, balance \$25.00 a month, which includes payment on house and interest, only a few dollars more than the house would rent for.

### COLONIAL HOMES.

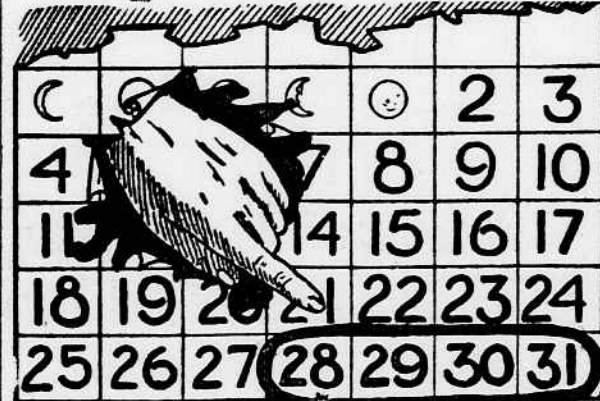
Porches front and rear. Six rooms, modern bathrooms, porcelain tub, lavatory and closet; all open plumbing; woodwork finished in white and mahogany; attractive decorations on walls.

BUY FOR A HOME OR INVESTMENT.

STONE & FAIRFAX, 1342 N. Y. AVE.

## Don't Repeat This Month!

Look at the Following Dates—You Remember How Impressive—



They were—that the largest single item of expense must be paid out in a few days to some one else.

Is this not so, Mr. Renter?

On the other hand if you had purchased one of these charming homes with the money you are paying out each month in rent would not there be a sigh of relief to know that you are saving at least one-half of this amount on a home of your own?

## Make Up Your Mind Now!

Don't put off another day. Inspect these new, modern, up-to-date homes. Make yourself feel secured in cutting down your rent.

Prices \$3,550 and \$3,875

### SAMPLE HOUSE, 321 13TH STREET NORTHEAST—BRIEF DESCRIPTION

Six rooms, bath and double front and rear porches—with all modern improvements. gas, electricity, water, hardwood floors, wonderful closet room, etc.—on big lot with large front and rear yards.

The location of these houses makes ideal homes, with plenty of pure, fresh air. Take 13th and D Sts. cars to 13th and D N.E., or phone Main 1597 for our motor service.



## Phillips & Sager,

1409 New York Ave. N.W.

Headquarters for New Homes.

## Inspect Tonight or Sunday Beautiful Homes

1119 to 1123 K St. N.E.

1125 K N.E. Beautiful Corner House, with Built-in Garage. Extra Large Sleeping Porch. Open to 9 P.M. Daily.



Six big rooms, tile bath. Hot-water heat. Electric lights. Double porches. Big lots to public alley. Very large front parking.

Price Only \$4,250

\$300 Cash Balance Monthly

Biggest bargains ever offered in this very desirable section. Inspect today.

K.R. Howenstein Co. 1314 F ST. N.W. or 7th and H STS. N.E.

## ANNOUNCEMENT

Randall H. Hagner & Co.

—AND—

Alex. Britton Browne & Co.

Beg to Announce the Consolidation of the Two Firms Under the Name of

Randall H. Hagner & Co.

WITH OFFICES AT

1207 Conn. Ave. Telephones North 4137-4138



## Buying A Home With Rent Money

### The Easiest Way to Success

The ambition of every woman is the day when the rent stops—the relief, anxiety, changes to the something more substantial. It is the greatest moment of her life to feel that the family own their own home—it gives them a sense of bigness that comes only to those that are successful.

### It Is the Surest Stepping Stone to Success.

Every renter can own his home. The question is whether he's satisfied to continue paying rent—and not looking after the interest of his family's future.

## Nos. 1425-1429 C St. N.E.

Located here you will find the most charming and homelike homes built that can be acquired with the rent money you are now paying some one else. Do something—be something—it costs less.

Price, \$3,150

Your Chance to Buy

A home on as liberal terms as paying rent. Convenient to car lines. Take 13th and D sts. cars to 13th and C sts. n.e., walk two squares east, or East Capitol st. line, get off at 14th st. and walk two squares north.

## You Must Buy Now

If you wish to take advantage of the real estate bargains advertised daily in the classified section of The Star.

If you delay much longer you will find that the property you were looking at has gone up in price a few hundred dollars.